



Kite Hill Reminders

KITE HILL ELECTION: The election of directors will take place in December. Candidate Statements were mailed to all members and are due to management by October 4th. There are two board seats up for election this year. Please look for ballots in November and don't forget to vote!

TRASH CANS: Please be certain to store your trash cans out of view of the common area except on trash day. Cans may be placed out no more than 12 hours prior to pick up and must be stored no more than 12 hours after pick-up.

COMMUNICATION: Please be certain to contact our Community Manager to ensure you have an email in the system so that you receive important community updates, community event & Board Meeting information. julie.mckenna@seabreezemgmt.com or 949-599-2142. Our goal is to have an email address for all our residents.

STORAGE: Storage on driveways or in the view of the street is prohibited. This includes inoperable vehicles, trailers, and recreational vehicles covered or uncovered. Driveways must be clear at all times. Please do not store items in the front or on the side of your home in view of the common area.

Next Board Meeting

Tuesday, October 17th, 2023

6:30 p.m. at the Community Clubhouse

Board Meetings are normally on the 3rd Tuesday of each month unless otherwise posted. All residents are invited to attend. We have a Homeowners Forum at the start of each meeting, where homeowners can address the Board. We want to hear from you.



October 2023

Vol. 08 No. 10 • Circulation: 645

A Publication By The Community For The Community

Landscape Update

A plant schematic has been created for the area around the monument signs and we are taking steps with the design elements to include your input. As you may have noticed, at the time of this writing the flowers have been cleared so that Harvest can begin positioning plants at the Kite Hill Drive North Entrance, for further review. Be on the lookout for an email requesting your comments, we are open to community input so that the aesthetics of the Monument areas are pleasing to everyone.

The board approved further tree trimming throughout the community. This is both a preventative and necessary task not only for the health of our trees, but for the safety of the community.

Harvest will begin scalping the turf along Kite Hill Drive to promote new healthy growth. Initially, the grass will be cut very short, and a good balanced fertilizer will be applied. Re-seeding will follow resulting with robust green pathways later in the year.

— Julie H. Giffin, Landscape Committee Chair

Garden of the Month September



This month the Landscape committee has picked the Sheehan family, at 28891 Jaeger Drive, for the Garden of the Month. This garden has been carefully cultivated over the last 37 years by Jim and Bette, and it is a perfect blend of a Southern Californian and English country garden, with native plants and trees, and layered borders.

The secret to this amazing garden is preparation. Jim says he takes notice of which areas of the garden pick up the sun and which are in the shade. This allows him to pick the right plants for the right space. He has also analyzed the soil, so he knows which plants will thrive.

Bette has created borders that contain plants of different heights. This produces a canopy of shade that protects the flowers below it.

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Gardening Club Article



Hi KH Gardeners! This month we are focusing our article on bell peppers. This tasty vegetable is very versatile. It makes a great addition to salads, pastas and even omelets.

It takes about 75 days for a bell pepper to mature to its green stage and another two to three weeks to develop fully ripe color of red, yellow, orange and more, depending on variety. Grown as a garden vegetable annual, bell peppers need heat both to germinate and grow. Seeds germinate best at 75 degrees F, and established plants need daytime temperatures of 75 degrees F and above.

Bell peppers require 6 to 8 hours of sunlight daily. Plant them in well-worked, loamy soil with good drainage. Avoid areas where nightshades grew the previous year and separate the pepper patch from tomatoes, potatoes and eggplants by planting beans in between. Peppers also adapt well to raised beds and container gardening.

Place plants 18 inches apart in rows 2 1/2 to 3 feet apart. Dig a hole deep enough so the upper portion of the pepper sits at the same level as in the pot. It's okay to pinch off the seed leaves, but avoid stripping and exposing the stem. Peppers don't require staking, however plants heavy with mature fruit will benefit from a single stake for support.

Bell peppers need 6 to 8 hours of direct sun daily. Avoid planting them next to taller crops like corn that block the sun. Also, avoid planting near a wall or tree that may provide too much shade.

A nutrient rich, loamy soil that drains well supports disease resistance and a well-developed root system. Peppers thrive in soil with a balanced pH level of 6.5 to 7.

Bell peppers require 1 to 2 inches of water per week. Drip irrigation works best and soaker hoses provide the deep watering needed. Overhead watering and too much or too little water leads to fungal and bacterial problems. Water early in the day to avoid wet foliage overnight.

Garden of the Month, *continued from front page*



The hydrangeas are in a shaded area, thanks to a tree above them, and this allows them to flourish. Jim also puts the success of his hydrangeas down to how he waters them. They should never be watered from the top, but always from the side, avoiding the flowers.

Jim has great advice for planting trees. First work out approximately where the root base will spread out to, when the tree matures, and dig out a hole that represents this space. Then, fill this hole with a rich soil mixture. This will ensure that as the new tree grows, it continues to find all the nutrients it needs.

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- Marta Reynolds, Kite Hill Resident

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Please scan this QR code to RSVP and let us know how many people will be coming. This will help us ensure that we have enough snacks and drinks for everyone in attendance.



Festivities start at 6:00 PM and the movie will begin at 6:30 PM on the basketball courts. Bring your blankets and low chairs and the whole family for a great opportunity for enjoy a summer evening. **Come out and join us for a fun night at the movies!**

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Haunted Trails

October 12-15, 2023,
6:30 p.m. - 9:30 p.m.
View Facility,
Crown Valley Park

Haunted Trails is back again for another unnerving, dreadful year! Join us on the trail for four memorable nights that are sure to haunt your dreams. Not recommended for children under 12 years old.

One-Time Only Entrance Ticket:
\$13 per person pre-sale;
\$15 day of
Ghoulish Group Rate:
Groups of 10+ can purchase tickets at \$10 per person

Ticket sales begin on Fri., September 8th. Tickets will be available for purchase in person at Crown Valley Community Center during normal operating hours, Monday through Friday from 8:00 am to 5:00 pm. You may also purchase tickets on event nights.



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Neighborhood Watch

Hi KH Neighbors! Halloween is just around the corner. Let's review some safety tip information.

COSTUMES

- Plan costumes that are bright and reflective. Consider adding reflective tape or striping to costumes and trick-or-treat bags for greater visibility.
- Make sure that shoes fit well and costumes are short enough to prevent tripping, entanglement, or contact with flame.
- Look for "flame resistant" on the costume labels. Wigs and accessories should also clearly indicate this.
- Consider non-toxic makeup and decorative hats as safer alternatives to masks. Makeup should be tested ahead of time on a small patch of your child's skin to ensure there are no unpleasant surprises or allergic reactions on the big day. Toxic ingredients have been found in cosmetics marketed to teens and tweens.
- Hats should fit properly to prevent them from sliding over eyes and blocking vision.
- Avoid any sharp or long swords, canes, or sticks as a costume accessory. Your child can easily be hurt by these accessories if he or she stumbles or trips.
- Do not use decorative contact lenses without an eye examination and a prescription from an eye care professional. While the packaging on decorative lenses will often make claims such as "one size fits all," or "no need to see an eye specialist," getting decorative contact lenses without a prescription is both dangerous and illegal. This can cause pain, inflammation and serious eye disorders and infections, which may lead to permanent vision loss.

ON THE TRICK-OR-TREAT TRAIL

- Always accompany young children on their neighborhood rounds. If your older children are going alone, plan and review the route that is acceptable to you. Agree on a specific time when they should return home and get flashlights with batteries for everyone. If Halloween doesn't start until after dark where you live and you have younger children, check with your town or park district for Halloween activities offered earlier in the day.
- Only go to homes with a porch light on and, ideally, a well-lit pathway.
- Never enter a home or car for a treat. Notify law enforcement authorities immediately about any suspicious or unlawful activity.
- Review with children how to call 9-1-1 (or their local emergency number) if they ever have an emergency or become lost or is prone to wander. See "Help Prevent Your Child from Going Missing" for tips.
- Know how to reduce your child's risk of a pedestrian injury – the most common injury to children on Halloween.

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KITE HILL REAL ESTATE ACTIVITY

SEPTEMBER 15, 2023

KITE HILL RECENT HOME SALES

Address	Sq.Ft	Sold Date	Sold Price
23975 IBIS	3,185	08/28/23	\$1,720,000
28761 JAEGER	3,538	08/04/23	\$1,850,000
28558 JAEGER	3,281	07/24/23	\$1,960,000
23961 DOVEKIE	1,945	07/07/23	\$1,411,000
29206 BOBOLINK	1,945	04/27/23	\$1,430,000
28591 JAEGER	3,538	04/18/23	\$1,925,000
24001 GOLDENEYE	3,336	04/03/23	\$2,250,000
29161 MURRE	3,212	12/08/22	\$1,500,000

KITE HILL HOMES IN ESCROW

Address	Sq.Ft	In Escrow	List Price
24191 BECARD	3,098	09/07/23	\$1,550,900
24011 GOLDENEYE	2,018	09/07/23	\$1,469,900
23812 BITTERN	3,283	08/16/23	\$1,749,000

"Chris is the picture of patience and care. She spent weeks showing two families buying a home together homes and communities while our criteria expanded. Her attention to details of each of the homes allowed us to quickly see possibilities. Her experience allowed us to ask questions we had not considered. When we did agree on a property that met our needs Chris saved us thousands of dollars by optimizing both buyers and sellers priorities. Chris made the home buying experience efficient and earned my friendship." -Dick Verbeck

KITE HILL HOMES FOR SALE

Address	Sq.Ft	List Date	List Price
24011 CANVASBACK	2,863	08/29/23	\$1,750,000

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Classified ads are \$4.00/line (about 40 characters/line). Contact Colorado Lasertype at 303-979-7499 or getinfo@coloradolasertype.com to place an ad. To view our display ad prices, visit our website at www.ColoradoLasertype.com. The deadline for placing a classified or display ad is the 15th of the month for the next month's issue (i.e., 15th of Sept. for Oct. issue), except the January issue, which has a deadline of December 6th. Residents placing ads to sell household items are not charged a fee.

**This Space
Intentionally
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for Teen Services**

Advertising:

The deadline for advertisements is the 15th of the month for the next month's issue, except for the Jan. issue which is Dec. 6th.

To place an ad, call
Colorado Lasertype, 303-979-7499
Email: getinfo@coloradolasertype.com

To find ad rates and discounts, go to
www.ColoradoLasertype.com
and click on the "Advertising Rates" link.

The Kite Hill newsletter is a monthly publication of the Kite Hill Homeowners Association. Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher or the association of the goods or services offered therein. The opinions expressed in this newsletter are those of the individual authors and not of the Board of Directors of your association or the publisher. Neither the Board, publisher nor the authors intend to provide any professional service or opinion through this publication.

Kite Hill Board Members 2023

President - Stacey Taylor

Vice President - Matt Smith

Treasurer - Brian Farrell

Secretary - Valerie Sadai

Director - Richard Chung

IMPORTANT CONTACTS:

Seabreeze: 949-855-1800

After hours Emergency: 800-232-7517
(property threatening matters)

Kite Hill Seabreeze Community

Manager: Julie McKenna, 949-599-2142
julie.mckenna@seabreezemgmt.com

California Coastal Patrol: 714-563-1821

News Articles

Please submit news articles by the 10th of the month before the next month's issue. All articles must be approved by the editor for publication, or as space permits. Please email kitehilldocs@gmail.com to submit an article for the newsletter.

Neighborhood Watch, *continued from page 4*

- Stay in a group and communicate where they will be going.
- Remember reflective tape for costumes and trick-or-treat bags.
- Carry a cell phone for quick communication.
- Remain on well-lit streets and always use the sidewalk.
- If no sidewalk, walk at the far edge of the roadway facing traffic.
- Never cut across yards or use alleys.
- Only cross the street as a group in established crosswalks. Never cross between parked cars or out of driveways.
- Don't assume the right of way. Motorists may have trouble seeing trick-or-treaters. Just because one car stops, doesn't mean others will!

Snap & Treat

October 7-8, 2023, 11:00 a.m. - 2:00 p.m.

View Facility, Crown Valley Park

Join us at Halloween Snap & Treat for a family-friendly experience on the trail! Visit spooktacular trick-or-treat stations, themed photo opportunities, and the crafts station.

Entrance Wristband: \$5 per person. Wristbands will be available for purchase beginning Friday, September 8th at Crown Valley Community Center during normal operating hours, Monday through Friday from 8:00am to 5:00pm. You may also purchase wristbands on event days. You must present a wristband to enter the trail. Everyone walking the trail three years and older must purchase a wristband to enter.

\$5 Pumpkin Add-On: Decorate a pumpkin to take home for an additional \$5 per person. Must purchase with entrance wristband. While supplies last.

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**KITE HILL
MARKET DATA**



**COLDWELL BANKER
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